

City of Gahanna

*200 South Hamilton Road
Gahanna, Ohio 43230*



Meeting Minutes

Monday, May 10, 2010

7:00 PM

Council Committee Rooms

Development & Parks

*Beryl D. Anderson, Chair
Nancy R. McGregor
David L. Samuel*

Members Present: Beryl D. Anderson, Nancy R. McGregor and David L. Samuel

Additional Attendees:

Sadicka White, Leah Evans, Anthony Jones, Tom Weber, Brandi Braun, Isobel Sherwood.

ISSUES - From Director of Parks & Recreation:

Accept Funds & Appropriate - Creekside Bridge Mural

Anderson called the meeting for Monday, May 10, to order.

Braun said she would be speaking for the Parks Department; the first request is for an ordinance to accept \$922.00 from the Gahanna Parks & Recreation Foundation; this is for the art display feature to be installed under the Route 62 Bridge over the Big Walnut Creek. McGregor asked is the display water proof. Braun said yes; it will have a special sealant. McGregor asked how will we prevent vandalism. Braun said that is something I can check on with Parks and let you know; I know the sealant used is the same one used in a Philadelphia display and it will allow the display to be washed off. Anderson asked how does it impact the Foundation's scholarship fund. Braun said they adopted a budget that included the art display; they are still doing the scholarships. Anderson said so this is a line item budgeted item. Braun said yes; they budgeted \$1500.00 so this is not the full amount, but it is the first try for public art and they wanted this for the community; the scholarships are not affected and are still available; when it is done, there will be a dedication; I think it is an exciting project. Anderson asked what is the timeline. Braun said originally they wanted it done before the levy vote but that didn't happen; I expect it to be done this month.

Recommendation: 1st Reading, no need to come back; 2nd Reading, Consent Agenda.

Bikeway Master Plan

Braun said everyone should have a copy of the plan; Collins will be doing a presentation of this plan at the public hearing for it on May 17. Samuel said there was a document that came with this that said 81% of the citizens of Gahanna in a resident survey said they support the Bikeway Plan; I wonder if we revisited this issue today, would they say the same thing; would they feel their tax money should be spent on this. Braun said the sentiment may change depending on the community; but our 2008 resident survey gave a high priority to this; residents don't have to implement it right now; this is allowing us to take advantage of grants and to have a plan in place for when we do move forward. McGregor said it is not just a bike trail; it is a multi-use trail for bikes and walking. White said the latest data from MORPC (Mid Ohio Regional Planning Commission) has said, because the economy is where it is, the community should have cheaper alternatives and sustainable green initiatives so people can walk to groceries and go to fresh markets frequently in the community. Samuel said but that is not the near future. White said no, but we have to have a plan to be prepared. McGregor said it works the same way the streets plan meets the different street needs. Samuel said we need to make that clear. McGregor said this was a survey that asked what are you interested in and what do you want to see; it was not questions of "either/ or" in the survey. Braun said the resident survey tried to get interests prioritized; right now we wanted to announce the public hearing and then we will follow up with an ordinance for first reading; for updates, our Spring Fling was held last Saturday, May 8; it was chilly and windy but we

had a steady turn out.

Recommendation: First Reading; then back to Parks and Development Committee.

Development Department Updates

White said for the Development Department updates; we have given you some information on a rezoning application that will be before you soon; it has come out of Planning Commission with a 7-0 vote to recommend approval of the rezoning to Council; the land is roughly 2.37 acres at 4251 E. Johnstown Road; I would suggest you take a look at it; per Ewald's request, we have done a fiscal analysis; he has requested this on all zonings going forward; for this request they want to go from Community Commercial (CC) to Limited Overlay Multiple Family Residential (L-AR); this would be affordable housing. McGregor asked is this a 501(c) (3) development for this company. Anderson asked McGregor what is the purpose of your question. McGregor said because if it is they will be paying no taxes. White said I can find that out for you.

White said I also want to give you an update on the Hamilton Road Corridor Plan Open House; we had a very nice showing and a lot of interest; people are very interested in the I-270 corridor and any perceived development; it will now be going to Planning Commission with some revisions; from the comments and questions from people, we determined we had to make it clear that, as the Development Department, we are not necessarily advocating buying these properties or even saying the development has to take place; but we have been getting pressure to have a plan along the corridor for potential development; this is guidelines, principles and standards for when you are faced with a zoning or rezoning you will have a plan for the Planning Commission and Council to use; this is a good reason to have an updated plan; a 50 year old plan does not provide much to base decisions on. Samuel asked did you have people who live on Hamilton Road in attendance. White said some of them came; they were concerned with some of what could be developed and how they could save it for residential as opposed to commercial; we were interested in showing how they could do it in a way that it would work in redevelopment; such as building town houses or residences that are more dense; some people weren't sure about that, but if it is not what you like, then you say you don't like it and tell us what do you think should go there; the purpose of the meeting was to give us some suggestions; it was a big deal for them to realize that we are not pushing for redevelopment; this is for when it does come; we can then do it in an orderly and predetermined way. Samuel said how is it currently zoned. White said Residential. Samuel said I have information there is an insurance office located there. McGregor said it is not legal. White said you can have a home office but there are many rules; you can have no employees that are not members of your family; if you do question it is difficult to prove; certain operations like Avon have meetings with groups of employees. Samuel said what if I have concerns. White said let us look at it; we send it out to Reynolds and he checks into it. McGregor said they could get a variance. White said the City Attorney says you can get a variance for anything. Weber said theoretically you could get one for anything. White said that is what the Code says.

Sherwood said the Buckeye Community Hope Foundation will have a Public Hearing for their zoning change request on Monday night, May 17.

Della Brandenberger, Reporting